



Shaping the Future 2025

Prepared by the Department of Regional Planning

The first comprehensive General Plan for Los Angeles County was adopted in 1980—before the Internet of today, cell phones, our subway system or the addition of over two million persons to our population. That document has served well as a framework for expansion of public services and direction of private investment—providing for the needs of current and future generations of residents. But, existing neighborhoods are faced with the need to replace deteriorating infrastructure, and urban development continues to compete with the need to manage open space and natural resources for generations to follow.

Now it is time to acknowledge the changes of more than twenty years and to update the General Plan to reflect current conditions and projected needs. We are asking the County's residents to help with this task by thinking about what features of life in Los Angeles County are of importance and concern, and to then consider whether or not the following draft goals and policies will provide the desired regulatory direction to meet these expectations. Feedback and constructive recommendations will be very welcomed—either through community workshops or through return of comments via our web page, fax, e-mail or mail service. Please read more about the review process and schedule at the end of this document.

This document—the Draft General Plan—is the first comprehensive product of the General Plan Update Program to be submitted to the public for review and comment. Community meetings are scheduled throughout the County to establish a dialogue between the public and County staff. The focus of these meetings will be a discussion of the draft goals and policies in this publication; public input will be incorporated into a subsequent Preliminary General Plan which will be subject to further community meetings and a public hearing by the Regional Planning Commission. To complete the adoption of this comprehensive update to the Los Angeles County General Plan, a public hearing will then be held by the Board of Supervisors.

General Plan Public Outreach Program

The Department of Regional Planning has held several public meetings and workshops throughout the county, seeking public involvement in the update of the General Plan. Key events have included:

Summer 1999:	Significant Ecological Area (SEA) nominations
Fall 2000:	Draft Housing Element Amendment
Summer 2001:	'Shaping the Future' Visioning Workshops
Fall 2001:	Adoption of Housing Element
Winter 2001:	Release of SEA Update Study
Winter 2002:	Release of Environmental Impact Report Initial Study

The Purpose of the Los Angeles County General Plan

California state law requires all local governments to adopt a general plan for the physical development of the county or city. The Los Angeles County General Plan is a comprehensive planning document designed to guide the long-term future use and physical development of land within the

The General Plan is a unified statement of public policy concerning the long-term development of the County



County's unincorporated area, which is all of the land not within any of the County's 88 cities. The unincorporated area—63% of the County's 4,083 square miles—includes much of the northern half of the county, the Santa Monica Mountains, Puente Hills and urban communities ranging from small islands surrounded by cities to large communities such as East Los Angeles.

While the County's General Plan provides policy jurisdiction for unincorporated areas only, the Plan has been developed with the consideration of the general plans for the 88 cities within the county. Just as it is important for there to be smooth transitions between jurisdictions for facilities such as roads and utility lines, land use planning issues should also be considered across these invisible lines.

The General Plan serves to:

- Express the community's visions, values and development goals.
- Identify the land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development.
- Provide a basis for making rational decisions on development applications such as zone changes, land divisions, use permits, and public works projects.
- Inform citizens, developers, decision makers, and other cities and counties of the policy direction to be used in guiding future development within the unincorporated area.
- Provide citizens with opportunities to participate in the planning and decision making process.

The General Plan is a unified statement of public policy concerning the long-term development of the county. The horizon year for this edition of the General Plan is 2025. The horizon year does not mark an end point, but provides a general context to make shorter term decisions and coordinate land use and development actions with other public agencies.

The General Plan is a public tool for initiating and responding to change. Many factors and events contribute to changes that affect sound planning. The public's expectations and aspirations change over time, as do factors such as the economy, demography and the environment. For these reasons, the

General Plan is not a static document. The Plan requires periodic review, with appropriate amendments to its goals and policies to ensure that it remains relevant to public needs and continues to serve as a vision of the future. While there have been focused amendments to the General Plan since its 1980 adoption, until now there has not been a comprehensive update.

Plan Implementation

Implementation of the General Plan involves focusing the powers of government on carrying out Plan policies to realize Plan goals. While Plan preparation is primarily the responsibility of the planning agency, Plan implementation is the responsibility of the entire governmental organization. The Department of Regional Planning administers the County's Zoning Ordinance (Title 22 of the County Code) and Subdivision Ordinance (Title 21), while other departments—Public Works, Forester/Fire Warden, Parks/Recreation, Health Services and others—apply county regulations relating to health, safety, construction standards and environmental protection.

A key objective of Plan implementation is to encourage all public agencies (local, regional, State and federal) active in the County to cooperate in carrying out the Plan. All levels of government have the opportunity to participate in the Plan's implementation. In addition to all County agencies, regional agencies may assist by relating regional policies, regulatory actions and service delivery programs to County Plan policy. State and federal agencies may participate by relating capital investment decisions to Plan intent and by providing financial support through grant or other assistance programs.

Plan Consistency Determination

The overall intent of the General Plan is the critical factor in determining the consistency of specific development proposals. The intent is established by examining all relevant expressions of goals and policies in the Plan, starting with basic countywide policy statements and maps and proceeding to more specific plan components, including area-wide, community and specific plans. The mere examination of land use and other policy maps is insufficient to determine consistency; all policies must be considered.

Los Angeles County Unincorporated Area



Area & Community Plans

The County General Plan serves many diverse unincorporated communities scattered throughout Los Angeles County. It encompasses more specific area, community and coastal plans that address issues at the local community level.

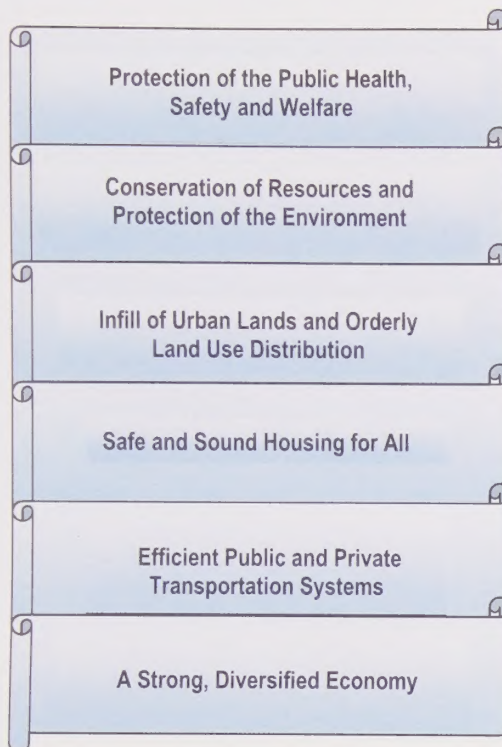
Area and community plans are extensions, or refinements of countywide policy. While General Plan elements address more regional concerns, area and community plans supplement and refine this countywide perspective to reflect local needs. An adopted area or community plan may set forth precise standards and criteria tailored to conditions within the community; they must, however, be consistent with the general countywide provisions. Thirteen area and community plans have been adopted by the County; their locations are shown on the Area & Community Plans map below.

Area and Community Plans:

- Antelope Valley Area Plan
- Santa Clarita Valley Area Plan
- Santa Monica Mtns North Area Plan
- Santa Monica Mtns Local Coastal Plan
- Santa Catalina Island Local Coastal Plan
- Marina del Rey Land Use Plan
- Altadena Community Plan
- East Los Angeles Community Plan
- Hacienda Heights Community Plan
- Rowland Heights Community Plan
- Walnut Park Neighborhood Plan
- West Athens-Westmont Community Plan
- Twin Lakes Community Plan

Countywide Goals

A goal expresses shared community values and a desired future end-state. Goals provide a bridge between the community's vision for the future; their aspirations, needs and concerns; and public policy directed at fulfilling the vision. The following Countywide Goals address major community issues, and provide a framework for developing more detailed goals and policies.



Countywide Policies

Policies, then, link goals and implementing programs into a cohesive framework for the purpose of achieving both civic and private purposes. Policies express a commitment to a course of action by county government, and a pledge to cooperate with the private sector and other public agencies to meet the goals of the General Plan.

General Plan policies identify and promote the various processes necessary to accommodate anticipated growth and development within the county. Development policy priorities include the infill of bypassed and/or underutilized urban land, revitalization of deteriorated older urban areas through rehabilitation, recycling and redevelopment, and sensitive urban expansion into suitable urban fringe areas.

General Plan Policy Maps

The General Plan maps are graphic statements of general policy. The purpose of the Plan's policy maps is to express textual policy and objectives in diagram form, and to depict the general distribution, location and extent of the existing and proposed uses of the land in Los Angeles County. The designations may reflect infrastructure, hazard, and resource limitations of the county and protection of the county's natural resources (e.g. open space, ecologically significant lands, and hillsides). The Draft General Plan contains the following policy maps:

- Land Use (40 Unincorporated Areas)
- Area & Community Plans (13)
- County Highway Plan
- Rail Transit
- Airport and Freeway
- Scenic Highway Plan
- Bikeway Plan (adopted by reference)
- Open Space Policy
- Special Management Areas
- Significant Ecological Areas
- Seismic Hazard Zones produced by the California Geological Survey (adopted by reference)

All maps—or information on their availability—are available at: <http://planning.co.la.ca.us>

Los Angeles County Community Plan Areas





Draft General Plan

GOALS & POLICIES

Components of the General Plan

Basic Components

The General Plan is a document that sets forth goals, principles, standards, and plan proposals in the form of text, maps and diagrams. Together, these components establish a framework for the future development and use of unincorporated County land. The General Plan is organized and composed of multiple—but comprehensively consistent—planning documents in a manner that serves to express the overall development policy of the County. The Los Angeles County General Plan consists of the following components:

Countywide Elements:

- Land Use
- Circulation
- Housing
- Conservation/Open Space
- Safety
- Noise

Supporting Components:

- Area, Community & Neighborhood Plans
- Los Angeles County's Current Countywide Integrated Waste Management Plan

Role of General Plan Components

The elements of the Countywide General Plan constitute a collective policy statement addressing issues of countywide or regional importance that cannot be resolved at, or have impacts beyond, the local level. Moreover, they provide a coherent and consistent approach throughout the county with regard to the following factors:

Countywide Policy Framework

The Plan provides basic policy parameters within which all countywide elements and area and community plans are formulated. These basic policies address critical needs affecting all, or significant portions, of the unincorporated areas of the county.

Population Growth and Distribution

Projections of population, housing and employment quantify the anticipated impacts of current countywide policies in terms of future growth and development, and provide a baseline for monitoring population, housing, employment and land use trends within the county's major subregions.

Urban Form and General Development Pattern

General development policies seek to influence the character, timing and distribution of future growth and development insofar as they impact such countywide concerns as: the quality and cost of public services; regional air and water quality; the consumption of energy resources; the enjoyment of major open space areas and natural amenities; and the distribution of public resources.

General development policies identify and promote the various processes necessary to accommodate anticipated growth and development within the county and its major subregions. Such development processes include infill of bypassed and/or underutilized parcels within existing urban communities, revitalization of deteriorated older urban areas through rehabilitation, recycling, and redevelopment, and urban expansion into suitable urban fringe areas.

Protection of Life and Property

Natural hazards threaten both life and property throughout the county. Communities have not always internalized the cost of development in hazardous areas and, thus, have permitted private development to impose burdens on the public at large. The General Plan addresses the establishment and application of reasonably uniform countywide standards.

Environmental Resource Protection

The Conservation/Open Space Element and the Scenic Highway component of the Circulation Element provide policies to protect environmental, cultural, and aesthetic resources that should be accessible to all residents for their use and enjoyment.

Major Open Space and Recreational Opportunities

The Conservation/Open Space Element, along with the Bikeway Plan in the Circulation Element, identifies general areas of countywide open space and recreational significance as well as local park facilities.

Housing Opportunities

The distribution of housing opportunities is appropriately administered at the countywide level since public funds are limited and equitable distribution requires a countywide strategy.

The Housing Element is a short-range statement of quantified goals, policies and programs that are directed at the production of an adequate supply of housing for all income levels within the community. By state mandate, the Housing Element is updated on a five-year cycle. The current adopted Housing Element is incorporated by reference into this General Plan.

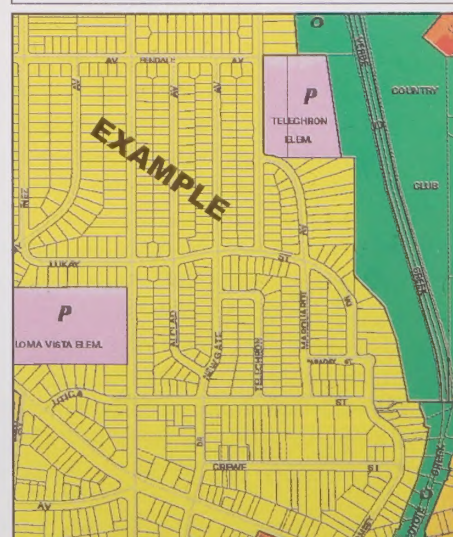
Regional Transportation/Service System Needs

Both written and mapped policies within the Circulation Element are intended to help encourage an adequate and well-balanced transportation system. In addition, the Land Use Element includes a component on the provision of essential services (i.e. water, sewerage, solid waste disposal).

Land Use Policy

The land use classifications, depicted on the Land Use Policy Map in the Land Use Element, serve to identify general and dominant uses and intensities. The map is to be interpreted in light of applicable written policies as well as other maps or diagrams in the General Plan or components thereof that may affect the use of property.

Parcel Based Land Use Maps are available at:
<http://planning.co.la.ca.us>



Countywide Strategies

This Plan framework supports countywide strategies focusing on urban development, environmental protection and resource conservation, and economic and human resources development.

Urban Development Strategies

Historically, the major urban development emphasis in Los Angeles County has been new urban expansion at the fringes of existing urban areas. Maintenance of the existing housing stock and revitalization of older urban areas has been a subordinate strategy in terms of its priority for public resources. Urban expansion will continue to play a major role in the years just ahead. However, over the Plan period, emphasis is placed on the maintenance and/or revitalization of existing urban areas.

Revitalization Strategy

Urban revitalization may emphasize either rehabilitation (the repair and conservation of existing neighborhoods and facilities) or recycling (replacement of one building by another or the substantial clearance and rebuilding of a neighborhood). The Plan rejects the concept of wholesale recycling of older urban areas to avoid disrupting neighborhoods. It is to be applied only on a selective basis where essential to residential revitalization, or to replace unrepairable, unsafe structures. However, larger scale recycling might well be suitable in the revitalization of older, obsolete commercial and industrial areas.

Urban revitalization strategies may seek either to eliminate blight by concentrating on improving neighborhoods in the worst condition, or to contain the spread of blight by concentrating resources on neighborhoods which are only beginning to show signs of decline and obsolescence.

New Development Strategy

The new development strategy includes the infilling of by-passed vacant urban lands and new expansion in appropriate areas into non-urban land. Urban expansion in appropriate areas is required to provide the needed land resource for pressing housing needs; however, over the life of the Plan increasing emphasis should be placed on infill and revitalization.

Regional Centers Strategy

A key facet of the urban development strategy is the development of activity centers. The Plan, in recognition of the established multi-centered character of Los Angeles, supports the development and enhancement of a system of regional centers to conveniently serve a large population spread over an extensive urban area.

Transportation Strategy

Transportation strategies support the emphasis on urban revitalization and multi-purpose centers development. The Plan emphasizes maintenance of existing roads, closing of freeway and highway gaps and improvement of public transportation. It stresses more effective van-pooling and car-pooling, a countywide rapid transit system with major utilization of existing freeway rights-of-way, and the development of community transit systems linking key multi-purpose centers with their service areas and providing feeder services for the countywide rapid transit system.

Housing Strategy

Housing supply strategies support the revitalization approach. A major thrust of the strategy is to preserve and prolong the life of the unincorporated County's 300,000 sound or rehabilitable housing units as the principal resource for meeting housing needs.

The low and moderate income housing strategy is to encourage the supply of such housing throughout the urban area. This requires not only geographic dispersion but also avoidance or major concentrations of low income housing in any single locality.

Environmental Protection and Resource Conservation Strategies

The environmental protection strategies support the Plan's major emphasis of resource conservation. Key environmental protection strategies are those dealing with pollution control, hazard area

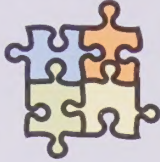
management and resource conservation, particularly in Significant Ecological Areas.

The preferred pollution control strategy is to prevent the creation of pollution in the first place, rather than to provide for clean-up later. Similarly, the primary focus in hazard management is to avoid the development of or contact with environmental hazards, including fire, flood and geologic/seismic threats. Resource conservation involves preservation of natural and man-made products within and imported to the county; recycling is a component of this strategy.

Economic and Human Resources Development Strategies

The revitalization of declining urban areas and the conservation of resources cannot be achieved without strong supporting actions in the closely related spheres of economic and human resources development. The economic develop-

ment and human resources strategies have two major thrusts. First, they emphasize the revitalization of declining industrial and commercial areas through renewal or rehabilitation and through the expansion of existing industry and active recruitment of new employers. Second, they place high priority on the improvement of job opportunities in areas of high unemployment.



Land Use Element

The Land Use Element addresses the type, distribution and intensity of development, anticipating a growth in unincorporated County population between the years 2000 and 2025 of 300,000 to 600,000. It is designed to achieve a balance of land uses to meet the needs of diverse unincorporated communities through both new development and revitalization efforts of the public and private sectors. Included are general standards for development and information on accessing and using the draft Land Use Policy Map.

GOAL L-1: Land used efficiently to accommodate the needs of an expanding population.

POLICIES

- L-1.1 Balance intensity of development with the capacity of essential services and facilities such as transportation, water and sewage systems.
- L-1.2 Focus urban expansion adjacent to existing or approved urban development.
- L-1.3 Provide urban facilities and services only where new urban development is planned and permitted.
- L-1.4 Promote infill development to take full advantage of the existing capacities of public services and facilities.
- L-1.5 Encourage the retention of jobs and investments in older urban areas and establish a more concentrated urban pattern of development through the revitalization of deteriorating urban areas.
- L-1.6 Promote development of vacant infill sites at higher intensity, recycle underutilized sites, and advocate the clean up, redevelopment and reuse of brownfield (potentially polluted) sites.
- L-1.7 Promote jobs/housing balance and provide commercial and industrial lands sufficient to accommodate the projected growth in the labor force.
- L-1.8 Promote compact, walkable, well-designed mixed-use development in and adjacent to employment and transit centers and commercial corridors to provide convenient access to jobs, shopping, and services.
- L-1.9 Promote ordinances that initiate transit-oriented development (TOD) along bus and rail transit corridors.
- L-1.10 Encourage the shared use of sites for development of schools, parks, libraries, housing and other compatible uses.
- L-1.11 Identify, attract and retain labor-intensive, environmentally acceptable, growth industries in all sectors of the economy.

L-1.12 Support efforts to increase the supply of affordable housing, including rehabilitation of existing stock, density bonuses, second unit conversions, and County procedural practices that encourage private sector and public/private partnerships.

L-1.13 Accommodate public uses, including schools, libraries, parks and transit facilities, including airports, within land use policy map designations.

L-1.14 Support incentives that encourage employers to provide on-site or closely convenient child care facilities for their employees.

GOAL L-2: Development compatible with surrounding neighborhood character and the natural environment.

POLICIES

- L-2.1 Establish and implement regulatory controls so that development is compatible with and sensitive to the natural and man-made environments.
- L-2.2 Promote designs that preserve significant plant and animal habitats, natural scenery—including hillsides and ridgelines—cultural sites, public parklands and open space.
- L-2.3 Protect residential neighborhoods from excessive noise, noxious fumes, glare, building shadows, and non-residential traffic and parking impacts.
- L-2.4 Promote neighborhood commercial facilities that provide convenience goods and services and complement community character through appropriate scale, design and location.
- L-2.5 Encourage the clustering of well-designed highway-oriented commercial facilities in appropriate and convenient locations.
- L-2.6 Promote planned industrial development to avoid land use conflicts with neighboring residential areas, and protect prime industrial lands from encroachment of incompatible uses.



L-2.7 Avoid development of existing substandard parcels when it is determined that such development would significantly increase exposure to public health and safety hazards or would result in: a) significant degradation of natural resources; b) overburdening of existing or planned public services and facilities; or c) disruption of established community character.

L-2.8 Protect major landfill and solid waste disposal sites from encroachment of incompatible uses.

L-2.9 Promote the development of alternatives to solid and hazardous waste disposal at landfills and incinerators.

L-2.10 Establish and maintain an efficient and responsive waste management system that facilitates waste reduction while protecting the health and safety of the public.

L-2.11 Consider the impacts of solid waste generation as part of the County's overall infrastructure when reviewing proposed development and planning documents.

GOAL L-3: Effective inter-jurisdictional coordination and collaboration in land use planning.

POLICIES

- L-3.1 Promote improved inter-jurisdictional coordination of land use and transportation policy matters between the county, cities, adjacent counties, special districts, and regional and sub-regional agencies.
- L-3.2 Encourage cities to annex small unincorporated islands within their spheres-of-influence, for which it is more efficient for the cities to provide services.
- L-3.3 Apply the National Pollution Discharge Elimination System Permit, to reduce storm water pollution, to applicable development.

Land Use Map Sheets

- 1 Alondra Park/Hawthorne Island
- 2 Avocado Heights
- 3 Bandini Islands/Cerritos Islands/
La Habra Heights Islands/Long Beach
Islands/Lynwood Island
- 4 Charter Oak/West San Dimas
- 5 Covina Islands
- 6 Del Aire
- 7 East Azusa
- 8 East Compton
- 9 East Irwindale
- 10 East Pasadena-East San Gabriel/San Pasqual
- 11 East San Dimas/Northeast San Dimas
- 12 Florence-Firestone
- 13 Glendora Islands
- 14 Kagel Canyon/Lopez Canyon
- 15 Kinneloa Mesa
- 16 West Rancho Dominguez-Victoria
- 17 La Crescenta-Montrose
- 18 Ladera Heights-Viewpark-Windsor Hills
- 19 Lennox
- 20 La Rambla/Westfield
- 21 North Claremont/Northeast La Verne
- 22 North Pomona/West Claremont
- 23 North Whittier
- 24 Oat Mountain
- 25 Rancho Dominguez
- 26 South Diamond Bar
- 27 South Monrovia Islands
- 28 South San Gabriel
- 29 South San Jose Hills/South Walnut
- 30 South Whittier-Sunshine Acres
- 31 Sylmar Island
- 32 Valinda
- 33 Walnut Islands
- 34 West Carson
- 35 West Chatsworth
- 36 Franklin Canyon/Universal City/
West Fox Hills/West Los
Angeles (Sawtelle VA)
- 37 West Puente Valley
- 38 West Whittier-Los Nietos
- 39 Willowbrook
- 40 Whittier Narrows



Area & Community Plan Maps

- 41 Antelope Valley Area Plan
- 42 Santa Clarita Valley Area Plan
- 43 Santa Monica Mtns North Area Plan
- 44 Santa Monica Mtns Local Coastal Plan
- 45 Santa Catalina Island Local Coastal Plan
- 46 Marina del Rey Land Use Plan
- 47 Altadena Community Plan
- 48 East Los Angeles Community Plan
- 49 Hacienda Heights Community Plan
- 50 Rowland Heights Community Plan
- 51 Walnut Park Neighborhood Plan
- 52 West Athens-Westmont Community Plan
Twin Lakes Community Plan (See Map 24)

LAND USE POLICY MAP

The Land Use Policy Map supports and augments the Plan text by graphically depicting the general location, character and intensity of existing and potential development throughout unincorporated Los Angeles County. The pattern and distribution of land uses consider environmental opportunities and constraints, availability of public services, highway access, maintenance of local community character and development necessary to serve local and regional needs—including business, housing and recreational opportunities.

The Land Use Policy map designates a specific land use category for each parcel; a range of uses and intensities is permitted within each category, subject to conformance with other applicable County policies, standards and regulations. It should be emphasized that land use policy is not the sole determinant of the type, density or intensity of uses appropriate for—or which may be approved on—a given parcel of land. The application of other General Plan policies, along with the requirements of other regulatory agencies with jurisdiction over the property, may significantly affect the allowable use and intensity of development of the property.

Land use policy for those portions of the County with adopted area and community plans is established within each of those plans—each plan being consistent with countywide policy; there is no countywide “second-tier” land use designation for these areas. [The adopted land use maps for these plans will be modified by the maps included in this update: It is now technically possible to precisely delineate boundary lines, and the area and community plan map

sheet numbers 41 – 52 have, in many cases, been modified from their adopted versions—primarily to align the intended land use categories with parcel boundaries.]

The balance of the County—portions without a more specific area or community plan—has been divided into 40 map areas, generally depicting traditional community boundaries. (See Land Use Map Sheets index.) The following general land use categories apply to these 40 maps:

O- (Open Space)—Typically publicly-owned parks and recreation areas, as well as deed-restricted private lands and water bodies including flood control channels. Note: Further refinement of this category will delineate between various types of open space, including parklands, water bodies, Bureau of Land Management ownership, and various easements including floodways and utility lines.

N- (Non-urban)—Typically privately-owned rural lands appropriate for low-density residential development consistent with General Plan policies. The most suitable and accessible lands within this category could be considered for densities as high as one acre average—with steeper and more remote areas at appropriate lower densities; clustering of development is encouraged where it would help reduce environmental impacts. Other uses typically found in rural settings are also consistent with this category, including agricultural operations, equestrian activities and recreation facilities such as campgrounds and picnicking. Note: Density in Non-urban (N-) categories will be calculated using the gross area of the parcel.

U- (Urban Residential)—Lands served by public infrastructure and suitable for a variety of

residential densities, including single-family homes, townhouses and apartments. Local-serving non-residential uses such as public and private schools and religious institutions may be found compatible with this category. Note: Density in Urban (U-) categories will be calculated using the net area of the parcel.

C- (Commercial)—Local and regional shopping and service uses, including commercial recreation; quiet, non-polluting light industrial uses can be located in Commercial areas. Residential uses may also be found appropriate upon a review of standards.

I- (Industrial)—Industrial uses, including manufacturing, assembly and mining operations.

P- (Public)—Includes public and semi-public facilities, often in public ownership, such as schools, utility stations and landfills.

TC- (Transportation Corridor)—Principal uses include freeways, transit stations and commuter and freight rail lines.

Refinement of these categories is provided on the land use policy maps which may be accessed at <http://planning.co.la.ca.us> or by contacting the Department of Regional Planning.

Housing Element

The Housing Element, updated in 2001, serves as a policy guide for addressing issues related to the construction of housing for all income levels to meet the housing needs of current and future residents. The purpose of the Element is two-fold: 1) to determine the existing and projected housing needs of residents of the unincorporated area, and 2) to take appropriate actions that encourage the private sector to build housing while making sure that government is not a constraint to housing production. The Element establishes goals and policies to guide officials in making decisions to address these housing needs. The provision of decent, safe, sanitary and affordable housing for residents of the unincorporated area is a primary focus of the Element. The Element emphasizes the special housing needs of target population groups such as the elderly, the disabled, female-headed households, and the homeless. By increasing the availability of housing, striving for greater housing affordability and preserving residential neighborhoods the Element endeavors to make housing accessible to all persons.

The Housing Element is a short-range planning document. By law, the County is required to update this component of the General Plan every five years. The last update was adopted by the Board of Supervisors on October 23, 2001. The six goals of the Housing Element are listed below. The adopted policies below are not proposed to be modified at this time. The full text of this adopted Element, including goals, policies and programs is available on the internet at <http://planning.co.la.ca.us>.

GOAL H-1: A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and households with special needs, including but not limited to lower-income households, senior citizens, and the homeless.

POLICIES

H-1.1 Coordinate with the private sector in the development of a variety of affordable and special needs housing for both rental and home-ownership. Where appropriate, promote such development by the use of incentives.

H-1.2 Assist private nonprofit housing developers in locating and aggregating suitable sites for developing housing for very low and low-income households and for other special need groups.

H-1.3 Advocate legislation and funding for programs that add affordable housing stock and support legislative changes to state and federal housing grant programs to ensure that allocation criteria for the distribution of funds to local governments is based in part on the housing needs as reflected in the Regional Housing Needs Assessment.

H-1.4 Support efforts to transfer federal and state housing resources, including subsidized mortgage funds, to local governments based on the distribution of affordable housing needs expressed in the Regional Housing Needs Assessment distribution policy.

H-1.5 Authorize mixed use development in commercial areas and utilization of incentives to encourage the construction of new mixed use projects. Incentives for such development may include, but are not limited to, density bonus units, less stringent parking requirements, and yard setback modifications.

GOAL H-2: A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure adequate housing.

POLICIES

H-2.1 Incorporate advances in energy-saving technologies into building codes pertaining to housing design, construction, operation and home appliances to save energy resources and to reduce the operating and maintenance costs of housing.

H-2.2 Encourage a diversity of housing types that ranges broadly enough in price and rent to allow all households, regardless of income, to secure adequate affordable housing.



GOAL H-3: Neighborhoods that protect the health, safety and welfare of the community, and that enhance public and private efforts to maintain, reinvest in, and upgrade the existing housing supply.

POLICIES

H-3.1 Support neighborhood preservation programs such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.

H-3.2 Maintain adequate neighborhood infrastructure, sound community facilities and services as a means of sustaining the overall livability of neighborhoods.

H-3.3 Enforce health, safety, building and zoning laws directed at property maintenance as an ongoing function of County government.

GOAL H-4: Accessibility to adequate housing, employment centers and availability of community services for all persons without discrimination in accordance with federal and state fair housing laws.

POLICIES

H-4.1 Support programs that offer low- and moderate-income households the opportunity of home ownership, such as mortgage loan subsidies to lower-income households.

H-4.2 Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public mass transit.

H-4.3 Offer development incentives for the inclusion of childcare centers within major residential and commercial development projects.

H-4.4 Support the distribution of affordable housing, shelters and transitional housing in geographically diverse locations throughout the unincorporated area, where appropriate support services and facilities are available in close proximity.

H-4.5 Enforce laws and ordinances against illegal acts of housing discrimination. These acts include housing discrimination based on race, ancestry,

sex, national origin, color, religion, sexual orientation, marital status, familial status, age, disability (including HIV/AIDS), source of income or any arbitrary reason excluding persons from housing choice.

H-4.6 Promote equal opportunity in housing and community development programs countywide.

H-4.7 Establish Transit Oriented Districts (TODs) around major rail transit stations to promote accessibility to housing, employment, public transit and other services. Within TODs, the following activities should be undertaken:

- Promote a mixture of commercial and higher residential density development; encourage the development of housing for senior citizens, the disabled, and other special need groups and related services;
- Encourage the location of child-care facilities;
- Give developers of affordable housing financial incentives to develop such housing.

H-4.8 Encourage housing design to accommodate the special needs of seniors, large families, single parents and low-income households. Designs may include units with 3, 4, or 5 bedrooms, shared facilities, on-site child care facilities, or on-site job training facilities.



GOAL H-5: An adequate supply of housing preserved and maintained in sound condition, located within neighborhoods that are safe, decent, healthful, and absent of excessive noise.

POLICIES

H-5.1 Invest public and private resources in the maintenance and rehabilitation of existing housing as a means of preventing or reversing neighborhood deterioration.

H-5.2 Allocate federal and state resources toward the preservation of residential units, particularly those which are affordable to very low- and low-income households.



H-5.3 Inspect multifamily rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis by appropriate County agencies to ensure that landlords are maintaining properties in a sound and healthful condition, and not allowing properties to fall into disrepair.

H-5.4 Maintain and improve community facilities, public housing services, and infrastructure in sound condition, where necessary, to enhance the vitality of older, lower-income neighborhoods.

H-5.5 Conserve existing affordable housing stock (e.g. mobile home parks).

H-5.6 Additional opportunities for development of coastal housing may be provided, where appropriate. All development of coastal housing shall be contingent upon meeting all applicable policies and development standards of the respective coastal plans for the County's four Coastal Zone segments: Santa Monica Mountains, Marina del Rey, Santa Catalina Island, and Playa Vista (Area A).

H-5.7 Support affordable and senior citizen housing projects as part of new development within appropriate locations in the Coastal Zone consistent with the policies and development standards of the General Plan, the policies of certified Local Coastal Programs (LCPs) and Land Use Plans, and, where applicable, the policies of Chapter 3 of the Coastal Act.

- A. The following guidelines shall govern the review and approval of affordable housing projects:
- Encourage private sector participation in the development of low- and very low-income housing;
 - Disperse new lower-income housing throughout the urban designated areas of the county; and
 - Support and facilitate the design and construction of rental housing, including mobile home parks, to meet the needs of lower income households, particularly large families, senior citizens, and people with disabilities.
- B. To the extent feasible, ensure that new housing developments comply with Government Code 65590 relating to the provision of low- and moderate-income housing in the Coastal Zone.
- C. Replace housing units occupied by persons of low- and moderate-income converted to market-rate or demolished consistent with the provisions of Government Code 65590.

H-5.8 Ensure consistency between the development of housing within the Coastal Zone and other General Plan policies intended to protect the public health and safety. These policies discourage increased development in hillside areas,

wildland brush fire areas, flood plains, landslide prone areas, or in areas possessing significant natural resources. In particular, affordable housing should not be placed in areas lacking support facilities and transportation services that are typically required by tenants of such housing. Apply the following general guidelines to the county's four Coastal Zone segments:

- A. Santa Monica Mountains: Limit housing due to the widespread presence of natural hazards, valuable natural resources, and the general lack of employment opportunities, supporting facilities and transportation services for lower income households;
- B. Marina del Rey and Playa Vista (Area A): Support affordable housing subject to compliance with applicable LCP requirements and development standards including but not limited to coastal access, public recreational opportunities, and safeguarding of water resources; and
- C. Santa Catalina Island: Limit new housing to the provision of employee housing, and short-term housing and accommodations to serve the recreational needs of the public.



GOAL H-6: An ongoing planning and monitoring function focused on housing that promotes the provision of affordable housing, and ensures the long term availability of developments that provide affordable housing.

H-6.1 Explore benefits in creating a housing monitoring system to do the following:

- Maintain an inventory and on-going analyses of density bonus projects;
- Maintain detailed records of the location of the affordable units within these projects;
- Ensure that owners and renters comply with covenants regarding resale or re-rental of controlled non-market rate units;

- Prepare and submit an annual report on progress in implementation; and
- Periodically update the element as needed.

H-6.2 Consider further amendments to the zoning, subdivision and building codes which would reduce costs associated with new housing construction, especially for low and very low-income housing.

H-6.3 Streamline administrative and land use procedures to reduce the time involved in approval of qualified housing projects.

H-6.4 Encourage housing to be located in or contiguous to existing incorporated and unincorporated urban areas.

Regional Housing Needs Assessment (RHNA)

State law requires that jurisdictions provide their fair share of housing to meet regional needs. The Southern California Association of Governments (SCAG) prepares the Regional Housing Needs Assessment (RHNA) for the six-county region that includes Los Angeles County. SCAG has determined that the total construction need for the Los Angeles County unincorporated area is 52,232 housing units for the current housing element planning period, January 1, 1998 through June 30, 2005.

The Housing Element is available on the web at:

<http://planning.co.la.ca.us>



Circulation Element

The Circulation Element provides policy directions for the continuing development of a coordinated public and private transportation system for people, goods and services. All modes of transit are included—automobile, truck and rail freight, rail and bus transit, bicycle, pedestrian and aviation. Key policy maps of the Circulation Element include the Los Angeles County Highway Plan, Scenic Highway Plan, and Bikeway Plan.

The countywide goals of the General Plan to foster balanced growth and protect natural resources are implemented through the Circulation Element's goals and policies, which encourage and support mobility beneficial to communities and commerce.



GOAL C-1: A balanced, multi-modal transportation system, coordinated with established and projected land use patterns, to serve the mobility needs of residents and commerce and improve air and water quality.

POLICIES

C-1.1 Provide transportation planning, services, and facilities in the unincorporated areas that are coordinated with and support the General Plan.

C-1.2 Promote land use that encourages multi-modal transit nodes in unincorporated areas.

C-1.3 Encourage transportation alternatives for private and public sector employees.

C-1.4 Encourage use of zero emission vehicles (ZEV) and ultra low emission vehicles (ULEV) in the county motor pool.

C-1.5 Encourage regional-serving commercial/industrial projects to participate in regional carpooling programs and provide facilities for alternative fuel vehicles, e.g. electric vehicle recharging stations.

C-1.6 Support efforts to capture oil, fluids, rubber and other pollutants, discharged onto roadways, before they enter the storm drain system.



GOAL C-2: A safe and efficiently designed coordinated network of streets, highways, rail, aviation, bikeways, multi-modal terminals, and energy and telecommunications infrastructures to serve the mobility, energy, and communications needs of residents and commerce in unincorporated areas.

POLICIES

C-2.1 Foster highway development, as shown on the Highway Plan, and other transportation facility development that supports desired land uses, protects natural resources, and complements communities and commerce.

C-2.2 Support designs for local, regional, and high-speed rail services that are reasonably accessible to residents.

C-2.3 Encourage energy transport and telecommunications infrastructures that are safely sited in a manner consistent with land uses of the communities.

GOAL C-3: Multi-modal public transit systems coordinated to offer attractive and viable alternatives to the use of private motor vehicles.

POLICIES

C-3.1 Support the coordination of MTA, municipal, County and other transit services to facilitate efficient and increased use of public transit countywide.

C-3.2 Encourage the expansion of alternative forms of transportation for regional and local recreational and commuter trips.

C-3.3 Expand the use of community-focused transportation to provide local public transit services and to provide efficient links to rail and other regional transportation modes.

C-3.4 Support adequate levels of services at both the regional and local levels for transit dependent populations.

C-3.5 Encourage efficient terminal operations that coordinate rail, buses, van and carpools.

C-3.6 Encourage adequate park-and-ride lots at all commuter rail, light rail, and bus terminals.

C-3.7 Support expansion of van and carpool fleets.

C-3.8 Support expansion of the high occupancy vehicle lane system on freeways.

GOAL C-4: Aviation facilities that efficiently support part of a decentralized regional system for the movement of people and goods.

POLICIES

C-4.1 Support enhancement and coordination of commercial and general aviation facilities and services throughout the county and region.

C-4.2 Promote programs and designs to alleviate congestion, air quality and noise impacts that result from the expansion of commercial airports.

C-4.3 Support multi-modal transportation services to commercial airports.

C-4.4 Restrict land uses adjacent to airports to those that would not negatively impact safe air transportation.

C-4.5 Recognize the need for additional commercial airport facilities to serve Los Angeles County and the Southern California region.

GOAL C-5: Safe, convenient bicycle routes and facilities as part of a multi-modal transportation system to serve the mobility and recreation needs of residents.

POLICIES

C-5.1 Continue development of a system of bikeways and bikeway support facilities, as shown on the Bikeway Plan, connecting recreational, educational, cultural, commercial and industrial facilities with residential areas, and coordinated with other transportation modes countywide.



C-5.2 Incorporate bicycle facilities in new subdivision designs when feasible and separate bicycle from motor vehicle traffic whenever it is physically and economically possible.

C-5.3 Encourage the provision of bike racks, lockers and other security devices at all public and private high-activity centers (e.g. parks, places of employment, entertainment and shopping centers).

GOAL C-6: A scenic highway system that preserves and enhances natural resources within its corridors while serving the public through various transportation modes and access to recreational opportunities.

POLICIES

C-6.1 Provide a comprehensive scenic highway system, as shown on the Scenic Highway Plan, that safely accommodates various forms of transportation and provides access to scenic resources.

C-6.2 Protect and enhance aesthetic resources within corridors of designated scenic highways.



Circulation Element Maps

The freeways, State highways, commuter rail lines and airports included on these maps reflect existing facilities as well as proposed additions/extensions adopted by their respective regulatory agencies. These features are shown as information items. The Bikeway Plan for Los Angeles County adopted by the Metropolitan Transit Authority, including future amendments, is adopted by reference.

Circulation components adopted with this plan as County policy include highways under the jurisdiction of Los Angeles County. Scenic highways are adopted by County policy—regardless of their regulating agency—in order to apply design standards and conditions to projects on surrounding County-regulated lands.

Notes:

- 1) Routes shown within cities are for reference only.
- 2) Secondary routes are not shown.
- 3) The complete County Highway Plan and Bikeway Plan may be viewed at: <http://planning.co.la.ca.us>.

Highway Plan



Airports and Freeways



Rail Transit



Scenic Highways



Noise Element

Following are the goals and policies designed to regulate and reduce noise exposure through land use planning in the unincorporated areas. Single-family residences are considered among the most noise-sensitive of all land uses; libraries, hospitals and parks are examples of other sensitive uses. The policies provide direction toward meeting countywide objectives related to prevention of urban blight and protection of environmental quality. The noise exposure information provided by County, State and Federal codes should be considered when planning the location of new development in order to achieve maximum land use compatibility. Airport Land Use Plans are adopted for public use airports, which are designed to achieve consistency between airport uses and their surroundings.



GOAL N-1: An environment where noise-sensitive uses can exist without being subjected to unacceptable levels of noise.

N-1.4 Require acoustical review and analysis of proposed discretionary developments that may be significantly impacted by railroads/yards, airports, highways, amusement parks, surface mining operations and other major stationary noise sources.

GOAL N-2: Properly sited noise-generating uses; protection of noise-generating uses from encroachment by noise-sensitive uses.

POLICIES

N-1.1 Maintain quiet residential neighborhoods and consider the impacts of noise-generators when siting residential and other noise-sensitive uses; priority should be given to avoidance of acoustical incompatibility, rather than mitigation of excessive noise.

N-1.5 Require incorporation of effective noise abatement measures in residential development to achieve acceptable levels of community noise when avoidance of significant adverse noise impacts is impossible, impracticable or excessively costly in terms of derived acoustical benefits.

POLICIES

N-2.1 Encourage the development of industrial and commercial land uses that do not produce excessive amounts of noise, particularly when proposed near noise-sensitive land uses.

N-1.2 Avoid development of residential and other noise-sensitive uses in areas of the County where outdoor ambient noise levels exceed 55 CNEL unless interior noise levels from exterior sources can be mitigated to less than 45 CNEL.

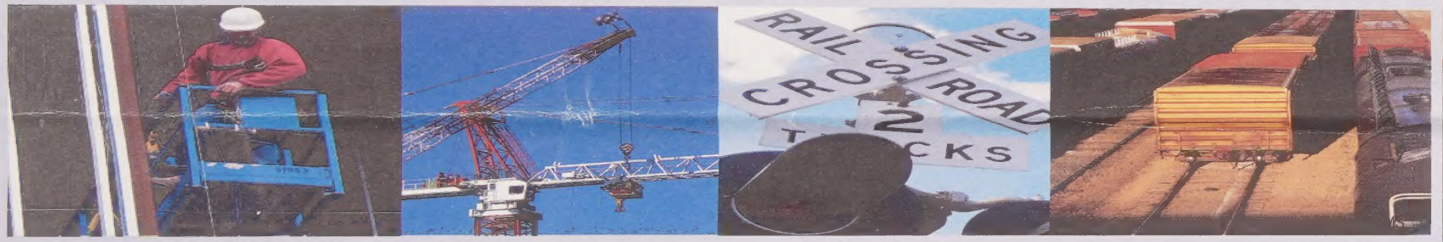
N-1.6 Encourage construction of aesthetically designed noise barriers—either separately or in conjunction with other acoustical mitigation techniques—in new development projects where the circumstances warrant their inclusion.

N-2.2 Locate new noise generating developments so that adverse noise impacts are either eliminated or substantially reduced to be within acceptable levels.

N-1.3 Discourage noise-generating commercial and industrial uses near residential zones and existing residential and other noise-sensitive uses.

N-1.7 Encourage landscaping and vegetation berms along roadways and adjacent to other noise-generating sources as a means of increasing the absorption of noise energy and separation distance.

N-2.3 Discourage incompatible uses adjacent to noise-generating uses such as airports and manufacturing centers.



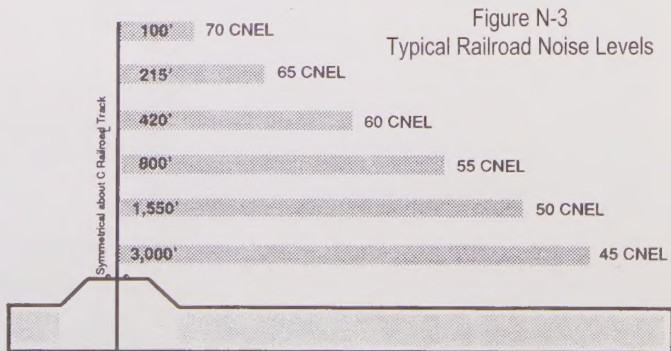
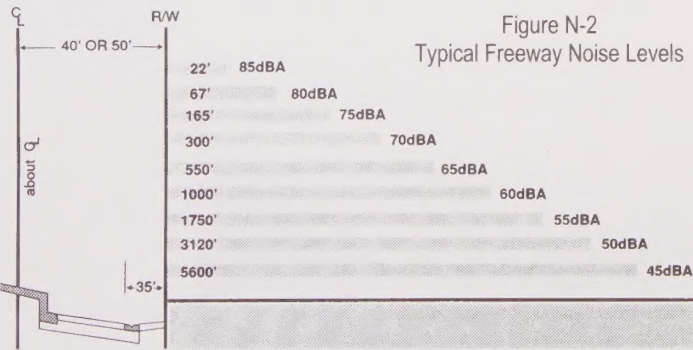
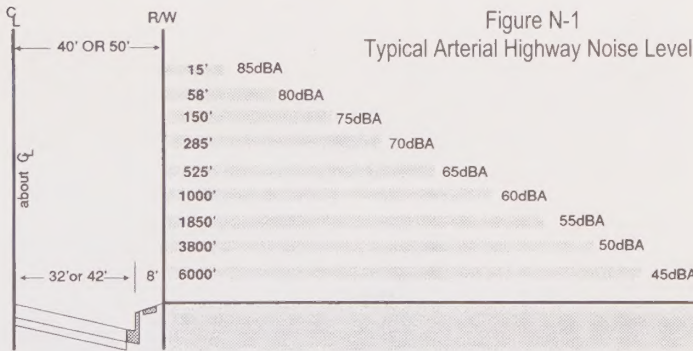
Measures of Noise Impacts

Figures N-1, N-2, and N-3 present the relationship between noise levels and distance from noise sources, e.g. arterial highways, freeways, and railroads. As the figures illustrate, distance reduces noise levels. Distance can lessen the harmful impacts of noise. Noise levels are also affected by barriers such as walls, landscaping and buildings; atmospheric conditions such as wind, temperature and humidity; and the number of sources emitting sound.

A decibel (dB) is a standardized measure of the qualities of sound, such as pressure, power and intensity. It is used for assessing the impact of noise on quality of life. Decibel levels range from 0 to 180 with the lowest value being the absence of audible sound to the highest levels being intolerable and painful. Levels in the 45 to 70 range are considered the highest levels generally acceptable for comfortable daily living.

When considering the impacts of noise on quality of life, dB levels are commonly adjusted or “weighted” to account for the wide range of frequencies that are audible. These weighted levels are reported as dBA. Figures N-1 and N-2 show reductions in dBA as distance from a typical arterial highway or freeway is increased.

The Community Noise Equivalent Level (CNEL) scale is also used in measuring the impact of noise on quality of life. It accounts for the average dB of all noise at a location over a 24 hour period. CNEL is often favored for assessing noise impact because it places greater importance on noise events occurring in the evening and nighttime hours of 7:00 p.m. to 7:00 a.m. Figure N-3 shows reduction in CNEL as distance from a typical railroad track is increased.



Conservation/Open Space Element

The Conservation/Open Space Element sets policy direction for the open space-related resources of Los Angeles County. These resources include land and water areas devoted to recreation, scenic beauty, conservation and use of natural resources, agriculture and mineral production.

The Element's policies are based on the need to conserve natural resources and meet the public's desire for open space experiences. To protect areas of significant natural resources, the Element recommends the retention of these areas in non-urban or open space uses. Special emphasis is placed on protection of hillside character, Significant Ecological Areas (SEAs), Agricultural Opportunity Areas, and open space, including the creation of additional parkland and equestrian, biking and hiking trails.

GOAL O-1: Productive farmland and land with agricultural opportunities preserved to contribute to food production, open space and the local economy.

POLICIES

O-1.1 Establish Agricultural Opportunity Areas, to identify prime agricultural soils and viable agricultural uses, where consistent with adjacent land uses and natural resources.

O-1.2 Support the establishment of voluntary agricultural preserves under the California Land Conservation Act (Williamson Act) within Agricultural Opportunity Areas to preserve productive agricultural lands.

O-1.3 Support the Agricultural Commissioner's efforts to assist farmers and ranchers in their agricultural operations and discourage incompatible uses adjacent to farmlands.

O-1.4 Allow vacant land under utility lines to be used for agricultural activities, where such use is compatible with adjacent land uses.

GOAL O-2: Adequate protective measures to preserve and enhance the county's cultural heritage resources.

POLICIES

O-2.1 Protect cultural heritage resources, including historic, archaeological, paleontological and unique geologic sites, and significant architectural structures. Such resources are identified by national and state registries, and the Los Angeles County Historical Landmarks Commission.

O-2.2 Promote public awareness of historic sites and trails, unique geologic formations and architecturally important structures and encourage private owners to protect such resources.

GOAL O-3: Communities where energy efficient buildings, localized energy generation, density mix, spatial arrangement of land uses and transportation reduce dependence on fossil fuel resources and improve environmental conditions.

POLICIES

O-3.1 Reduce dependence on fossil fuel-based energy and natural gas through efficient land use patterns, urban infill, transit oriented development, fuel cell vehicles, and alternative forms of transportation.

O-3.2 Increase local generation of passive and active solar, wind or biomass energy. Promote the installation of wind or solar energy generation facilities at public water facilities and pumping stations, hospitals, community centers, and other buildings or facilities that need to maintain function during times of power outages.

O-3.3 Proposed development should include passive solar energy opportunities in structure orientation and design and promote active solar generation to implement the California Solar Rights Act of 1978.

O-3.4 Promote the use of energy-efficient, recycled 'green' building materials.

O-3.5 Where not aesthetically incompatible, promote development design that would provide tree canopy cover over 30 percent of the developed site, and utilize reflective roofing and light-colored paving materials, to reduce the 'urban heat island' effect.

GOAL O-4: A continuous supply of locally mined minerals, which supplement the supply of recycled and alternative materials, to meet the needs of construction, transportation and industrial production.

POLICIES

O-4.1 Protect and conserve existing mineral resources for future use, including oil, natural gas, rock, sand and gravel deposits.

O-4.2 Promote the use of recycled and alternative materials to reduce dependence on raw materials.

O-4.3 Protect Mineral Resource Zones (MRZs) identified by the California Geological Survey from urban development and discourage incompatible adjacent uses that may conflict with extraction operations.

O-4.4 Reclaim mined sites to beneficial second uses.



GOAL O-5: A rich variety of biological resources protected in a cooperative manner between private land owners, the environmental community and public agencies to utilize the land in such a way as to preserve and improve its biological value well into the future.

POLICIES

O-5.1 Advocate development that is highly compatible with biotic resources.

O-5.2 Encourage landscape plans which include drought-resistant locally indigenous plant species in common areas to transition the developed site into open areas of native vegetation. Non-native invasive plant species are discouraged.

O-5.3 Maintain the integrity of the County's diverse Joshua Tree, Western Sycamore, California Walnut and native Oak woodlands.

O-5.4 Advocate regional connectivity between nature preserves, parks and other nodes of open space in an effort to protect biotic diversity.



Special Management Areas



GOAL O-6: An established network of open space areas providing connectivity between the southwestern extent of the Tehachapi Mountains to the Santa Monica Mountains and the southwestern extent of the Mojave Desert to the Puente-Chino Hills.

POLICIES

O-6.1 Create a network of Significant Ecological Areas (SEAs) to conserve special-status and other significant plant and animal species, their habitat and migration corridors.

O-6.2 Utilize the SEA designation and tiered regulatory permitting process to obtain a balance between reasonable development and natural habitat conservation.

O-6.3 Proposed development within an SEA shall be designed around sensitive resources, as feasible. The review of new development projects within SEAs shall consider, but not be limited to, designs that:

- Cluster structures and infrastructure to maintain sufficient natural vegetative cover and open spaces to buffer critical resource areas;
- Maintain water bodies, watercourses, and their tributaries in a substantially natural state;
- Preserve wildlife movement corridors, includ-

- ing migratory paths;
- Site roads and utilities to avoid critical habitat areas or migratory paths;
- Install unobtrusive outdoor/shielded lighting;
- Control pollution and erosion in water runoff;
- Limit noise producing uses; and
- Promote wildlife passage through open or permeable fencing.

O-6.4 Retain the Significant Ecological Areas Technical Advisory Committee (SEATAC) to advise the Regional Planning Commission and Board of Supervisors regarding major developments within SEAs; the Environmental Review Board (ERB) shall act as the advisory body within the Santa Monica Mountains SEA.

Proposed Changes to the Significant Ecological Area Review Procedure (APPLICABLE IN UNINCORPORATED AREAS ONLY)

The Los Angeles County Zoning Ordinance currently contains a procedure to review development proposals that are located on a parcel in or partially in SEAs. The intent of this procedure is not to preclude development, but to allow limited controlled development that does not damage the remaining biotic resources of SEAs. This procedure exempts certain developments from the SEA provisions but requires other developments to go through the conditional use permit (CUP) process, including review by the Significant Ecological Area Technical Advisory Committee (SEATAC) or—for projects within the Coastal Zone—the Environmental Review Board (ERB). As part of the general plan update, changes will be proposed to the SEA regulations to allow certain developments to utilize either the Director's Review or Modified CUP procedures instead of the currently required CUP. In addition, applicable projects in the Santa Monica Mountains North Area would be reviewed by ERB instead of SEATAC. A more detailed discussion of the SEA regulatory procedures will be available on the web at <http://planning.co.la.ca.us>; however, for purposes of discussion with this document, generalized provisions are identified below:

Types of developments EXEMPT from SEA regulations

A partial list of developments which will be exempt from the SEA review procedure includes the following: *Note: Projects within Sensitive Environmental Resource Areas in the Coastal Zone are subject to more restrictive standards and review by ERB.*

- Individual single-family residences.
- Accessory buildings and structures.
- Additions to existing residences.
- Parcels partially within an SEA, provided the development area is outside of the SEA and protects the resources within the SEA.
- Agricultural uses located within Agricultural Opportunity Areas and existing farming (anywhere) including crop rotation.
- Vegetation removal required by the Fire Department in some areas, up to 200 feet from the structure.
- Grading of land with a slope of less than 8 percent provided that no more than 2500 cubic yards of earth is moved.
- Vegetation removal less than one acre.

Types of developments subject to a Director's Review

The Director's Review procedure is an administrative process that would be used for developments that would typically have minimal impacts on the natural resources found within an SEA because of their size or location.

This process does not require notification of adjacent property owners or a public hearing. Typical developments that may qualify for this procedure include:

- Proposed locally-serving commercial projects within existing commercial land use and zone designation.
- Minor alterations to existing commercial, industrial, public and multi-family structures.
- Replacement/reconstruction of existing structures such as homes lost to fire, provided the same footprint is used.
- Grading of land with a slope of less than 8 percent and over 2500 cubic yards but less than 5000 cubic yards of earth is moved.
- Vegetation removal 1 to 2.5 acres.

Types of developments subject to a Minor Conditional Use Permit without a SEATAC Review within SEAs

Developments in this category which are located adjacent to sensitive resources or which may adversely impact those resources would be reviewed through the minor CUP procedure, which is discretionary and would require an environmental review through the California Environmental Quality Act (CEQA) process. Surrounding property would be notified of a development application, and a public hearing may be required. These developments would not require SEATAC review provided the project met applicable Design Standards. Developments qualifying for this procedure include projects such as:

- Minor land divisions (4 lots or less) *Hearing Required.*
- Grading of land with a slope 8 percent or greater but less than 25 percent or in an amount between 5,000 cubic yards and 10,000 cubic yards.
- Vegetation removal greater than 2.5 acres but less than 20 percent of gross project area.
- Small cellular communications systems.

Types of developments subject to a Conditional Use Permit within SEAs

The CUP procedure would be reserved for developments which are located in the most sensitive parts of an SEA (e.g. wetland, vernal pool, riparian habitat, streambed, woodland, forest, etc.) and/or developments which are of such size and intensity that require a more detailed review. The CUP process would include compliance with CEQA, review by SEATAC, notification of property owners within 500 feet and a public hearing. The following list contains examples of projects that would be in this category:

- Major land divisions (5 or more lots).
- Grading on land with a slope of 25 percent or greater or in an amount exceeding 10,000 cubic yards. *Note: Areas with 25 percent slope or greater are designated Hillside Management area and must follow applicable standards.*
- Vegetation removal greater than 2.5 acres and 20 percent or greater of gross project area.

No.	Proposed SEAs
1	Agua Amarga Canyon
2	Alamitos Bay
3	Altadena
4	Antelope Valley
5	Ballona Creek
6	Cruzan Mesa Vernal Pools
7	East San Gabriel Valley
8	El Segundo Dunes
9	Griffith Park
10	Harbor Lake Regional Park
11	Joshua Tree Woodlands (6 units)
12	Madrona Marsh
13	Malibu Coastline
14	Palos Verdes Peninsula Coastline
15	Piru Creek
16	Point Dume
17	Portuguese Bend Landslide
18	Puente Hills
19	Rio Hondo Wildlife Sanctuary
20	Rolling Hills Canyons
21	San Andreas Rift Zone
22	San Dimas Canyon/San Antonio Wash
23	San Gabriel Canyon
24	Santa Catalina Island
25	Santa Clara River
26	Santa Monica Mountains
27	Santa Susana Mountains/Simi Hills
28	Terminal Island
29	Tujunga Valley/Hansen Dam
30	Valley Oaks Savannah
31	Verdugo Mountains

Descriptions of Significant Ecological Areas are available on the web at: <http://planning.co.la.ca.us>. SEA boundaries are depicted on the draft Land Use maps and on Area and Community Plans, which are discussed on page 5. Boundaries are subject to change and will be refined after the public comment period ends.

Significant Ecological Areas (SEAs)



*NOTE: Significant Ecological Areas boundaries overlap into incorporated areas and are depicted for biotic continuity. SEA regulations and policies do not apply in city boundaries.

GOAL O-7: Wetland habitat with native flora and fauna populations that contribute to improved water quality.



POLICIES

O-7.1 Conserve, restore and monitor wetlands and other riparian habitats in order to preserve the natural hydrologic conditions and associated biotic habitats that support the wetland function.

GOAL O-8: Undeveloped hillsides and ridgelines that physically define local communities.

POLICIES

O-8.1 Protect the visual quality of scenic hillsides, including but not limited to ridgelines, hillside slopes and natural vegetation, to preserve the integrity of existing terrain—particularly areas located at key vantage points from public roads, trails and recreation areas.

O-8.2 Development on hillsides over 25 percent slope shall be regulated in order to maintain natural vegetation, reduce flooding and landslides, control erosion and reduce non-point source pollutant discharge.

GOAL O-9: A cooperative effort between all stakeholders, both public and private, to improve the health and maintain the diversity of the ecosystems found in the Angeles National Forest.

POLICIES

O-9-1 Development within or adjacent to the National Forest should be compatible with the Forest Management Plans.

GOAL O-10: An interconnected network of local parks, regional recreation areas, and trail systems, to meet the recreational needs of county residents.

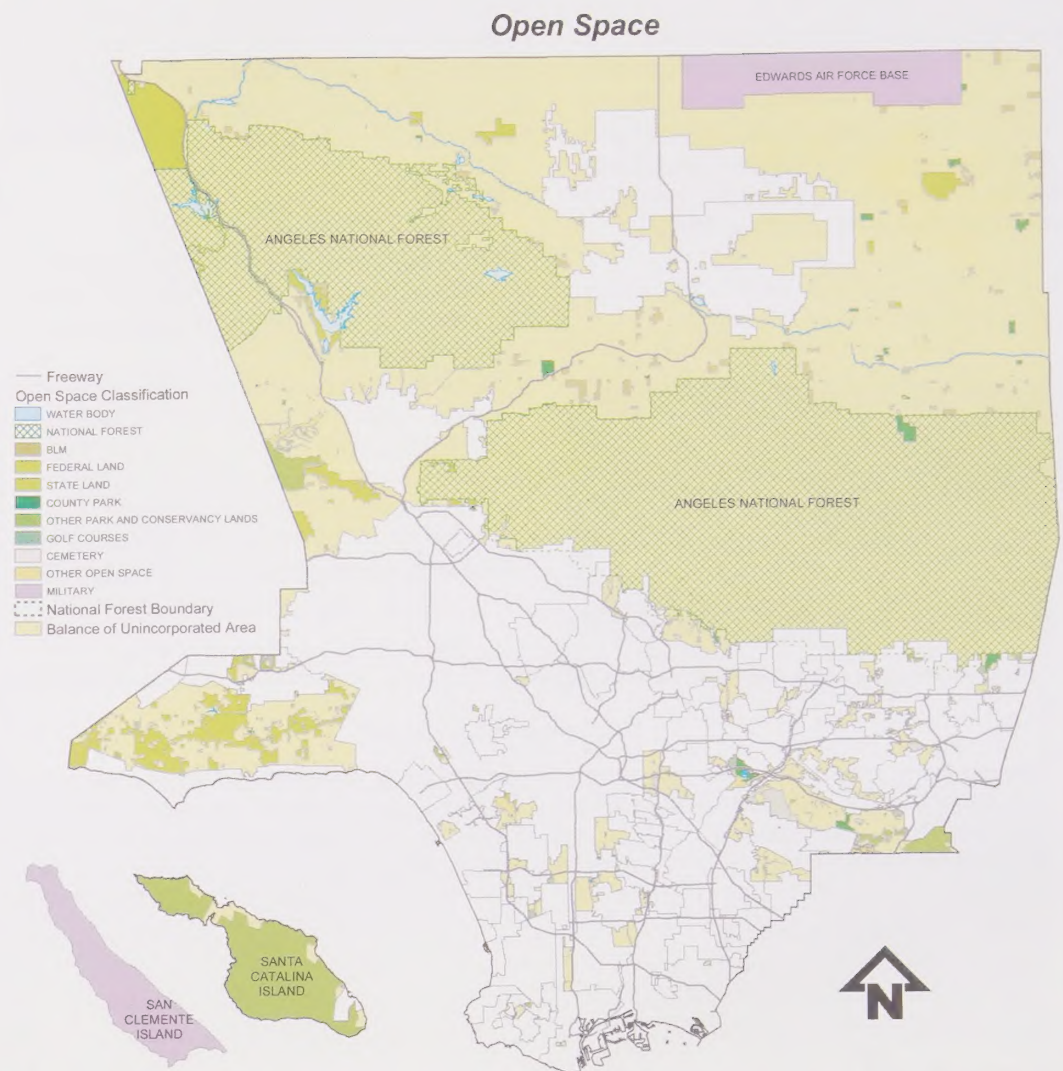
POLICIES

O-10.1 Promote joint-use community recreation agreements to achieve multiple uses of parkland, sports fields and other recreation areas.

O-10.2 Increase recreational opportunities along major river corridors, including nature parks, riding and hiking trails, and other recreation-serving activities. Proposed development shall also conform to the policies of County Watershed and River Master Plans.

O-10.3 Maintain and improve public access to recreation areas and beaches, especially for residents with special needs.

O-10.4 Provide local parks to meet the needs of community residents. The standard for determining the adequacy of the amount of local parkland shall be a ratio of no less than three (3) acres per 1,000 residents of the County's unincorporated population.



O-10.5 Where feasible, locate new local parks near schools, community centers, libraries, museums, and rivers to create core community centers near residential neighborhoods.

O-10.6 Develop and maintain regional recreation areas to meet the needs of residents. The standard for determining the adequacy of the amount of regional parkland shall be a ratio of no less than six (6) acres per 1000 residents of the County's total population.

O-10.7 Proposed development shall be required to dedicate parkland or pay in lieu fees, in accordance with provisions of Title 21 Subdivision Ordinance of the County Code to ensure acquisition and funding for the development of public parks.

O-10.8 Encourage open space acquisition efforts throughout the county to provide diverse recreational opportunities for residents.

O-10.9 Advocate development of public and private parks, campgrounds, equestrian, biking and hiking trails, as well as recreational vehicle parks in suitable areas. Priority should be given to park deficient areas.

GOAL O-11: A sustainable, stable clean supply of water to satisfy current and projected demand.

POLICIES

O-11.1 Proposed large-scale development shall provide for a guaranteed supply of water to serve the project, consistent with state regulations.

O-11.2 Utilize the County's Development Monitoring System (DMS) or successor analysis tool to determine the cumulative impact of large-scale development on current and projected water supplies in the Santa Monica Mountains, Puente Hills, Santa Clarita Valley and the Antelope Valley.

O-11.3 Encourage the production and use of reclaimed water and storm water runoff to provide water for irrigation, groundwater recharge, saltwater intrusion barriers or other beneficial uses.

O-11.4 Water conservation measures shall be encouraged in all proposed developments.

O-11.5 Protect natural groundwater recharge areas and artificial spreading grounds and increase the storage of water underground for future use.

O-11.6 Encourage multiple uses of water retention and management facilities, where appropriate.

O-11.7 Facilitate planning efforts with agencies primarily responsible for the provision of public facilities and services including, but not limited to water supply, solid waste disposal, and wastewater treatment.

GOAL O-12: Effective management of watersheds which balances growth and development with resource conservation, flood hazard mitigation, habitat preservation, and water quality protection.

POLICIES

O-12.1 Support preservation, restoration and strategic acquisition of open space to preserve natural streams and drainage channels, which are necessary for the healthy function of watersheds.

O-12.2 Support the preparation and implementation of Watershed and River Master Plans to enhance aquatic habitats, promote recreational opportunities, and restore natural features.

O-12.3 Minimize development, including new flood control and wastewater management facilities, within the 100-year flood plain of waterways; where intrusion is allowed to occur, it must substantially buffer riparian areas and preserve the natural configuration of the drainage system in order to protect water quality, recharge capability and biological resources.

O-12.4 Support efforts to protect the County's beach sand resources.



GOAL O-13: Elimination of point and non-point source pollution to protect surface and ground water resources.

POLICIES

O-13.1 Support measures to improve the quality of imported and local water, groundwater supplies, storm water runoff and sea water including, but not limited to, the following:

- Participate in the implementation of the National Pollutant Discharge Elimination System (NPDES) Permit, as mandated by the Federal Clean Water Act, to effectively prohibit non-point source storm water discharges;
- Participate in the development process of local Total Maximum Daily Load (TMDL) requirements as these standards are created or

amended under the Federal Clean Water Act, to protect the beneficial uses of water bodies;

- Work to restore rivers, streams and lakes identified as impaired by the Regional Water Quality Control Board; and
- Promote the development and use of new and improved water and waste management technology.

O-13.2 Porous paving materials should be utilized in project designs to allow water to permeate the soil, thereby reducing runoff, where suitable soil conditions exist.

Safety Element

The Safety Element addresses the following issues within the unincorporated area: seismic hazards, geologic hazards, flood and inundation hazards, wildland and urban fires, and other safety issues such as management of hazardous materials, potentially hazardous buildings, critical facilities, emergency response resources, and safety-oriented research. As mandated by the Seismic Hazards Mapping Act of 1990, Seismic Hazard Zone Maps, published by the California Geological Survey, are incorporated by reference into the Element. These maps identify areas that are prone to earthquake-related hazards including liquefaction, earthquake-induced landslides and amplified ground shaking. Properly utilizing this resource will result in better protection of county residents.



Goal S-1: Prevent or minimize personal injury, loss of life, property damage and economic dislocation that may occur as a result of earthquakes and geologic hazard impacts.

POLICIES

S-1.1 Encourage rural and open space uses in active fault zones.

S-1.2 Employ techniques such as cluster design and transfer of development rights near active fault zones.

S-1.3 Enforce stringent site investigations (such as seismic, geologic, hydrologic, and geotechnical factors) and implement adequate hazard mitigation measures for development projects in areas of high earthquake hazards, especially those involving critical facilities. Refer to the Seismic Hazard Zone Maps prior to development to determine the potential for liquefaction or earthquake-induced landslides.

S-1.4 Promote the strengthening or replacement of critical facilities and the retrofitting or abatement of potentially hazardous buildings, highway structures, and dams and reservoirs that do not meet seismic safety standards.

S-1.5 Apply stringent slope design standards and innovative hazard mitigation and maintenance plans for development in hillside areas.

Goal S-2: Prevent or minimize personal injury, loss of life, property damage and economic dislocation that may occur as a result of floods and inundation hazards.

POLICIES

S-2.1 Encourage rural and open space uses and discourage development in areas subject to floods and other high-risk inundation areas unless the risks can be mitigated to the satisfaction of responsible agencies.

S-2.2 Use floodplain management techniques in high-risk inundation areas that minimize the need for channelization and protect riparian resources while securing development from future flood losses.

Goal S-3: Prevent or minimize personal injury, loss of life, property damage and economic dislocation that may occur as a result of wildland and urban fire hazards.

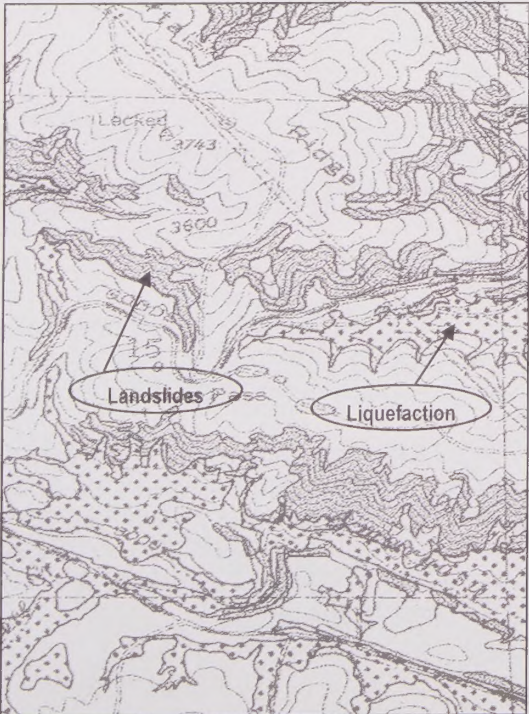
POLICIES

S-3.1 Impose fire prevention standards and mitigation measures—such as vegetation management and internal sprinkler systems—in areas of high wildland and urban fire hazards; deny projects that cannot mitigate the hazards to the satisfaction of responsible agencies.

S-3.2 Promote fuel modification practices that balance safety with natural habitat protection and that help reduce the risk of damaging runoff and erosion.

Seismic Hazard Zone Map

Maps are for sale from the California Geological Survey.



Goal S-4: Protect public health and safety from the handling, transport and disposal of hazardous material, especially from threats induced by earthquakes.

POLICIES

S-4.1 Facilitate the safe transportation of hazardous materials and mitigate threats to public health and safety involving the transportation, use or storage of hazardous materials.

S-4.2 Promote efforts to reduce or eliminate the use of hazardous materials.

Goal S-5: A strong County capability to respond to the needs of immediate short-term emergencies for maintaining vital government functions, and facilitating the long-term recovery of private and public sector operations and services.

POLICIES

S-5.1 Support the activities of the County Office of Emergency Management and related County functions designed to respond to earthquake and all other disaster-related emergencies.



PARTICIPATING IN COMMUNITY WORKSHOPS

Now that you have read the Draft General Plan, please give us your suggestions.



Visit our Website at:
<http://planning.co.la.ca.us>

Email:
generalplan@planning.co.la.ca.us

Write us at:
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Call or fax us at:
Phone: (213) 974-6417
Fax (213) 626-0434

PLEASE NOTE: Copies of the Draft General Plan Goals & Policies document will be available for review at the following locations beginning:
Early January 2004

Department of Regional Planning
General Plan Development Section
320 W. Temple Street, Room 1356
Los Angeles

AC Bilbrew Library
150 East El Segundo Blvd.
Los Angeles

Agoura Hills Library
29901 Ladyface Court
Agoura Hills

Altadena Main Library
600 E. Mariposa Street
Altadena

Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Rd.
Santa Clarita

Carson Regional Library
151 E. Carson Street
Carson

Chatsworth Branch Library
Express Station
10044 Old Depot Plaza Road
Chatsworth

East Los Angeles Library
4801 East 3rd Street
Los Angeles

Florence Library
1601 E. Florence Blvd.
Florence-Firestone

Hacienda Heights Library
16010 La Monde Street
Hacienda Heights

La Crescenta Library
4521 La Crescenta Ave.
La Crescenta

Lake Los Angeles Library
16921 E. Avenue O, #A
Palmdale

Lancaster Regional Library
601 W. Lancaster Blvd.
Lancaster

Littlerock Library
35119 80th Street East
Littlerock

Malibu Library
23519 W. Civic Center Way
Malibu

Porter Ranch Branch Library
11371 Tampa Avenue
Porter Ranch

Rowland Heights Library
1850 Nogales Street
Rowland Heights

South Whittier Library
14433 Leffingwell Road
Whittier

Valencia Library
23743 West Valencia Blvd.
Santa Clarita

View Park Library
3854 West 54th Street
Los Angeles

West Covina Regional Library
1601 West Covina Parkway
West Covina

TENTATIVE SCHEDULE

Winter/Spring 2004 – Community Workshops and input on Draft General Plan (comments due by June 1, 2004).
Spring/Summer 2004 – Plan revisions by Department of Regional Planning staff, incorporating public comments.
Fall 2004 – Release of Preliminary General Plan and Draft Environmental Report for public review and comment.
Fall/Winter 2004/2005 – Public Meetings on Preliminary General Plan.
Winter 2005 – Regional Planning Commission public hearings on Preliminary General Plan.
2005 – Los Angeles County Board of Supervisors public hearings on Proposed General Plan.

Your participation is greatly appreciated! The following comments were made during the Visioning Workshops held in Summer 2001. Staff has incorporated these comments into the Draft General Plan Goals and Policies.

You told us to.....

- ☒ "Promote alternative energy to combat rising energy costs."
- ☒ "Limit building around rift zone and fault lines to avoid increased risk of earthquake-related disasters."
- ☒ "Emergency preparedness and response plans should be revised as new development occurs."
- ☒ "Ensure that we have clean water."
- ☒ "The County should encourage more intensive development in existing urban areas."
- ☒ "Vacant strip malls can be converted to other uses."
- ☒ "The County should educate people about existing public transportation, especially the metro system."
- ☒ "Housing options should include infill and higher densities."
- ☒ "Preserve hillsides; Hillside standards need to be reexamined."
- ☒ "Urban growth centers should promote walkable communities, mixed-use and public transportation."
- ☒ "Mixed use development must be accompanied by mass-transit."
- ☒ "Vegetative buffers/berms around freeways, roads and neighborhoods can decrease noise level."
- ☒ "Cluster development in the least sensitive rural areas."
- ☒ "Use and promote alternative sources of fuel."
- ☒ "Recreate wetlands."
- ☒ "Discourage sprawl and encroachment into open space."
- ☒ "Protect watersheds."
- ☒ "Maintain the county Development Monitoring System (DMS) program."
- ☒ "Use recycled water for medians, parks and other green spaces."
- ☒ "Preserve local character of the community."
- ☒ "Encourage development of a commercial corridor and a variety of commercial services."
- ☒ "Develop and extend safe class-I bike paths for students and employees."
- ☒ "Preserve agricultural land."
- ☒ "Preserve equestrian trails."
- ☒ "Promote equitable spread of land uses around the unincorporated areas and do not allow concentration of polluting industries in one area only."
- ☒ "Cooperate with the Air Quality Management District (AQMD) to address air pollution in the area."
- ☒ "The community needs more small neighborhood parks and larger green spaces."
- ☒ "Landslides occur in hilly areas."
- ☒ "There is a concern over noise from airplane, helicopter, train and freeway traffic."
- ☒ "More consideration of open space and its relationship to water conservation when making land use decisions."
- ☒ "Transit oriented development nodes should be promoted in the General Plan."
- ☒ "Development should not take place in landslide areas."
- ☒ "Plan for greater open space preservation, including natural habitat and passive recreational areas."
- ☒ "Promote the use of Green building materials, particularly in new development."
- ☒ "Promote solar energy as an alternative energy source."
- ☒ "Promote the use of porous paving materials."
- ☒ "Produce energy through wind and solar generation."
- ☒ "It is very important to keep streams in a natural condition and plan for flood protection by limiting development in the flood plain."
- ☒ "Protect wildlife corridors."

Participate in one of the Community Workshops throughout Los Angeles County

March 2004						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			
April 2004						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	



Spanish Translation
Si no entiende este aviso o necesita mas informacion por favor llame este numero (213) 974-6466 o visite nuestro sitio de internet en <http://planning.co.la.ca.us>

Other Accommodations
If you require reasonable accommodations or auxiliary aids and services such as material in an alternative format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (VOICE) or (213) 617-2292 (TDD), with at least five business days notice.

Community Workshops

You are invited to a series of interactive workshops designed to solicit community input on the Draft General Plan Goals & Policies.

March 4, 2004 3pm-5pm
Hall of Records Room 150
320 West Temple Street
Los Angeles

March 9, 2004 6pm-8pm
A.C. Bilbrew
150 E. El Segundo Blvd.
Los Angeles

March 11, 2004 6pm-8pm
Steinmetz Park
1545 S. Stimson Avenue
Hacienda Heights

March 16, 2004 6pm-8pm
Lancaster Library
601 W. Lancaster Blvd.
Lancaster

March 17, 2004 6pm-8pm
Las Virgenes Municipal Water District
4232 Las Virgenes Road
Calabasas

March 23, 2004 6-8pm
Topanga Elementary School
141 N. Topanga Canyon Blvd.
Topanga

March 24, 2004 6pm-8pm
Action Community Center
3748 W. Nickels Avenue
Action

March 29, 2004 6pm-8pm
Granada Hills High School Auditorium
10535 Zelzah Avenue
Granada Hills

March 31, 2004 6pm-8pm
Santa Clarita City Hall
23920 Valencia Blvd.
Santa Clarita

April 20, 2004 6-8pm
East Los Angeles College
Student Center
1301 Avenida Cesar Chavez
Monterey Park

April 22, 2004 6-8pm
Community Resource Center
10750 Laurel Ave.
Whittier

County of Los Angeles
Department of Regional Planning
General Plan Development
320 West Temple Street
13th Floor
Los Angeles, CA 90012

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